



# Restore Historic Cohoes

Capital District  
Regional Economic Development Council  
2022 Downtown Revitalization Initiative &  
New York Forward Grant Application

# A Vibrant Downtown

Home to a growing community of restaurants, retail stores, antique shops, art galleries, entertainment venues and a burgeoning residential population to support them, Downtown Cohoes is on the verge of a transformation. The eclectic mix of businesses set in historic 19th century architecture creates the feeling of a modern community with a nostalgic overtone.

With the resources of the Downtown Revitalization Initiative and the NY Forward Grant, Cohoes will leverage our considerable assets to become a premier destination for **shopping, dining, and entertainment**.

The completion of new buildings which fit into the historic streetscape and the reclamation of upper floors of retail storefront buildings for residential use will continue the process of adding the **population density** needed to sustain the re-emerging downtown economy. The addition of a robust facade program to rejuvenate beautiful historic, if tired buildings of our greater downtown area will expand the impact of these grant funds, shifting the paradigm for not just the selected major projects, but the entire downtown area.

Public works projects to improve **connectivity** to and within the walkable downtown, as well as to preserve and modernize city owned historic building assets work in concert with the private development being leveraged in this application. Together, the private and public projects create a blueprint for a downtown of the future that honors our past.

(Mac & Cheese Bowl 2022)





# 1. Basic Information

**REDC Region**

Capital Region

**Program**

Both DRI Round 6 and NY Forward

**Municipality Name**

City of Cohoes

**Downtown Name**

Historic Downtown District

**County**

Albany

**Applicant Contacts**

William T. Keeler

Mayor

City of Cohoes

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Stephen Napier

Director of Community & Economic Development

City of Cohoes



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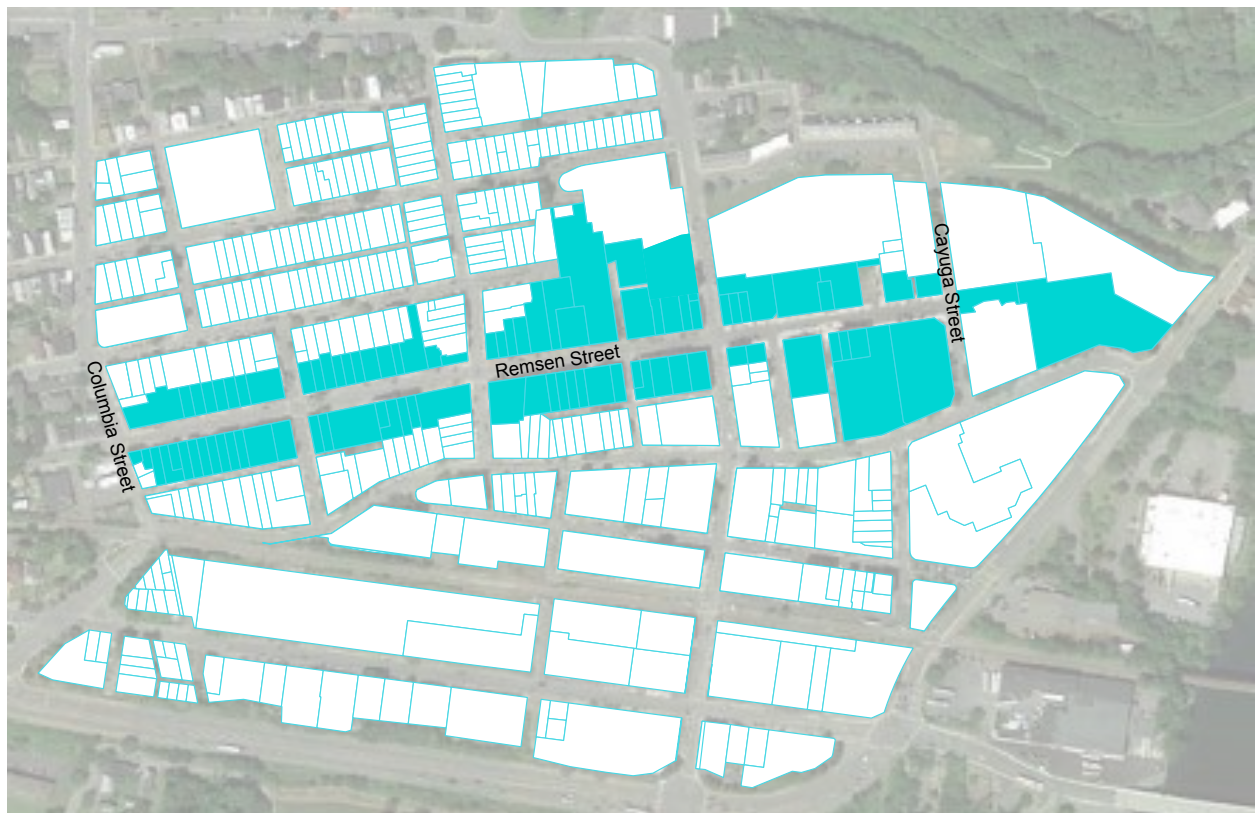


## 2. Geographic Area and Justification

The geographic boundaries of both the NY Forward and Downtown Revitalization Initiative maps are compact and have high a density of population and business. The NY Forward map is situated entirely within the DRI map, and consists of any property between Columbia and Cayuga Street with frontage to Remsen Street, the heart of the central business district. The DRI Map is an expanded area surrounding the NY Forward Map to include the surrounding business and residential areas with the borders consisting of Cohoes Boulevard (787), New Courtland Street, Bedford Street and Columbia Street.

Cohoes 2022  
DRI & NY Forward Map

 NY Forward Map Area  
 DRI Map Area



The selected map encompasses a naturally occurring neighborhood with largely intact historic architecture and an identifiable sense of community. From the center of either the DRI or NY Forward map it approximately a quarter mile to the furthest point, with the heart of the district centered on a four block section of Remsen Street. With a population of 1,336 in the DRI area, 18,147 in the City of Cohoes and 182,774 within a fifteen minute drive of the DRI and NY Forward boundaries, Historic Downtown Cohoes is a growing regional destination.

### 3. Vision

The vision for the future of Downtown Cohoes is well summarized by the results of the public input received during outreach to the community for the Downtown Revitalization Initiative and Forward Grant application. Through online survey results and in person public input more than one hundred residents told us loud and clear that they want an accessible, walkable downtown with abundant shopping, dining and entertainment options.

When survey respondents were asked which features of Downtown Cohoes were defining characteristics, seven of the top ten answers centered around our historic architecture, notably including the Cohoes Music Hall, Cohoes City Hall, and the Cohoes Public Library.

Respondents were also asked which types of projects and investments were important to their vision for the Historic Downtown District. The top five answers all centered around restaurants, shopping and entertainment.

These results of the community input surveys, together with the Mayor Keeler's Restore Historic Cohoes Initiative which seeks to breathe new life into underutilized historic spaces have informed the following vision statement:

Cohoes will leverage its historic assets and recent investments to foster a welcoming, walkable community where residents and guests can enjoy diverse dining, shopping and entertainment options.

Many strides have been made in recent years toward achieving this vision. Long vacant buildings are now home to retail storefronts with residential tenants in the upper floors. The historic Cohoes Music Hall has become a leading regional venue for entertainment, arts and cultural programming. Streetscape improvements have made downtown safer, more accessible for handicapped individuals, and more inviting for residents, businesses and visitors. A comprehensive effort is underway to preserve and revitalize key historic municipal anchor buildings including City Hall, the Music Hall/Visitors Center, and the Cohoes Public Library, with a focus on energy efficiency and carbon neutrality to ensure each is sustainable for generations to come. Storefronts are rapidly filling with entrepreneurs seeking to become a part of the fabric of downtown.

The vision of Downtown Cohoes as a vibrant, historic yet modern city where residents and visitors can live, work and play is well on its way. The infusion of funds from the Downtown Revitalization Initiative or NY Forward will have the effect of accelerating the timeline of realizing that vision.

## 4. Past Investment and Future Potential

Recent Major DRI Area Private and Public Improvement Projects:

In the past decade the City of Cohoes as a whole, led by the DRI and NY Forward District has seen significant levels of new investment. Restoration of historic buildings, new mixed, market rate, and affordable housing buildings and the necessary infrastructure improvements to carry Cohoes into the future have been among the leading contributors to that growth.

In the coming year, as pandemic related building industry issues subside, and with the infusion of DRI and NY Forward funds into the community we anticipate significant forward motion. Public and private projects are underway with expected investment of more than \$10 Million in the next eighteen month period.

Location	Amount	Description
122-130 Remsen St	\$2,620,000.00	Historic Mixed Use with Market Rate Housing
71 Canvass St	\$2,500,000.00	Historic Market Rate Housing
134 Remsen St	\$945,000.00	Historic Market Rate Housing
182-190 Remsen St	\$1,020,000	Historic Mixed Use with Market Rate Housing
103-113 Remsen St	1,746,000	Historic Mixed Use with Market Rate Housing
50 Mohawk St	\$600,000.00	Commercial Building Rehab
55 Mohawk St	\$550,000.00	Commercial Building Rehab
100 Mohawk St	\$500,000.00	Commercial Building Rehab
165 Remsen St	\$200,000.00	Historic Mixed Use with Market Rate Housing
220 Remsen St	\$189,000.00	Historic Mixed Use with Market Rate Housing
65 Congress St	\$265,000.00	Historic Adaptive Reuse
22 Remsen St	\$1,500,000.00	Rehab of former Community Center
22 Remsen St	\$50,000.00	Community Garden
55 Sargent St	\$17,500,000.00	Mixed Use with Affordable Housing
12 White St	\$3,600,000.00	Mixed use with Market Rate Housing
58 Remsen St	\$125,000.00	Visitor Center Enhancements
97 Mohawk St	\$250,000.00	City Hall Roof Repairs
95 Remsen St	\$731,000.00	Mixed use with Market Rate Housing
97 Mohawk St	\$52,000.00	Mural
58 Remsen St	\$1,100,000.00	Cohoes Music Hall Facility Improvements
Cohoes Boulevard	\$15,000,000.00	Redesign of State Route 787
Remsen St Streetscape	\$1,850,000.00	Complete Streets Streetscaping
Waterford Bridge	\$22,000,000.00	Bridge Rebuild
Remsen St	\$43,000.00	EV Charging Station
Citywide	\$2,356,000.00	Streetlight Conversion
50 Remsen St	\$500,000.00	Commercial Space Rehab
38-40 Oneida St	\$355,000.00	Market Rate Residential Housing
33 Hart St	\$600,000.00	Commercial Adaptive Reuse
58 Columbia	\$100,000.00	Commercial Building Rehab
<b>Total:</b>	<b>\$78,847,000.00</b>	

With over \$80 Million invested in the Downtown Area over the course of the past decade, and with many projects on the verge of becoming a reality, Downtown Cohoes has proven itself as an up and coming community with the capacity for growth.



## 5. Recent and Impending Job Growth

The resurgence of the Historic Downtown District in recent years has had the effect of adding significant jobs to the downtown economy. Recent investments between 2018 and 2022 have resulted in 193 new jobs in the DRI district in a five year period.

### Recently Added Jobs

Sector	Full Time Jobs	Part Time Jobs
Resturant	39	64
Arts & Entertainment	8	11
Retail	18	22
Health & Beauty	14	11
Professional Services	4	2
Total	83	110

The full picture of local employment in the DRI area shows an even more diverse set of industries with a robust job market. Major employers such as Marcan Printed Products, Shelter Enterprises Inc, The City of Cohoes, the US Postal Service, and St.Peters to name just a few make up the nearly 1,300 jobs in the Historic Downtown District.

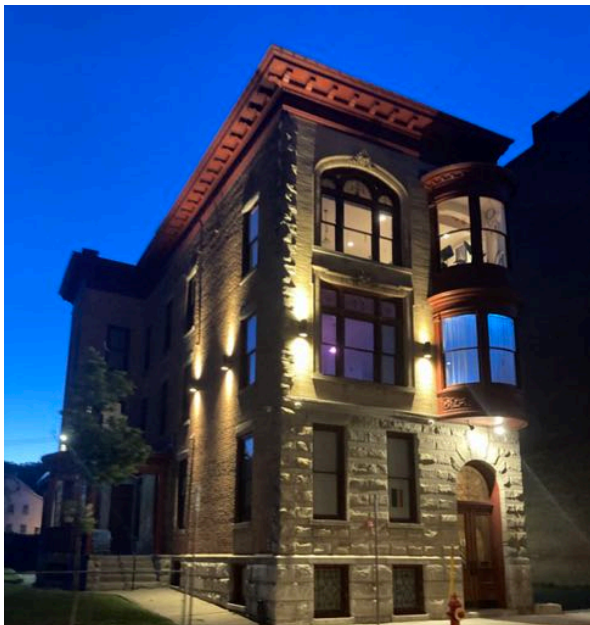
### DRI District Jobs

Industry	Jobs
Arts & Entertainment	55
Construction	38
Education	1
Finance & Insurance	34
Healthcare & Social Work	320
Manufacturing	198
Professional Services	38
Public Administration	215
Real Estate	28
Restaurant	107
Retail	97
Transportation & Warehouse	42
Wholesale	25
Other	75
Total	1273

## 6. Quality of Life

Cohoes is a small city with big amenities. Within the DRI area alone Cohoes boasts multiple green spaces, a community garden, an outdoor concert venue, a leading regional theater, retail stores, antique shops, craft breweries, and restaurants that serve cuisine from classic American to authentic Filipino and everything in between. A mix of market rate and affordable housing creates a diverse community, with new residential units coming on the market regularly. Special events like Rock the Block, Eat in the Street, Wing Wars, Soup Stroll, the Regional Food Bank's Mac & Cheese Bowl, and many others elevate residents' quality of life and bring vibrancy to the downtown.

That quality of life is not merely a perception, it is clearly on display in Cohoes' population numbers. With a growing population that is getting younger as many surrounding communities age, millennials now make up the largest share of Cohoes' population and are driving the economic changes to the city. The changing population is reflected in Cohoes' increasing diversity, with non-white people making up 15.6% of the population at the 2020 Census.





# 7. Supportive Local Policies

## **Restore Historic Cohoes**

Mayor Keeler's Restore Historic Cohoes policy seeks to capitalize on the assets of historic architecture in Downtown Cohoes. By seeking to preserve and reinvigorate the beautiful buildings that make Downtown Cohoes stand out as a unique and special place, Restore Historic Cohoes has been a key component of Downtown Cohoes' recent success. Buildings that date back to Cohoes' days as a village and spent decades vacant or underutilized are now home to some of Cohoes most vibrant shops and beautiful residences.

## **Cleaner Greener Cohoes**

Cleaner Greener Cohoes, implemented in February of 2020 by Mayor Keeler, takes a comprehensive approach to creating a more environmentally sustainable city. The work of Cleaner Greener Cohoes is designed to expedite progress at combatting climate change at the local level, and improve efficiency of local government in the process. To date the policy has successfully led to the conversion of city streetlights to LED, installed electric vehicle charging stations, conducted a comprehensive energy audit of municipal buildings, adopted local laws to regulate community gardens, farmers markets, chickens and bees, and is on the path to installing the nation's first municipally owned floating solar array which, in combination with plans to convert municipal buildings to more energy efficient carbon neutral facilities, will advance Cohoes as a clean energy community.

## **Modern Zoning Codes**

Cohoes' zoning code seeks to encourage a mix of uses and build density in a way that encourages and supports new business. The zoning code is progressive in that it includes incentive zoning to allow for greater density in exchange for Public Improvements. The DRI area utilizes form-based code, an innovative approach which maintains the aesthetic of the neighborhood even as building uses change with an emphasis on physical configuration.

## **Complete Streets**

Passed in 2017, Cohoes' Complete Streets policy seeks to improve quality of life by ensuring that the safety and convenience of all users of the transportation system are accommodated including pedestrians, bicyclists, users of mass transit, people of all ages and abilities, motorists, emergency responders, freight movers, and adjacent land users.

## **Comprehensive Plan**

Cohoes adopted a new Comprehensive Plan in 2017 with a goal of becoming a more economically, environmentally and socially sustainable community. Revitalization objectives built on the city's assets with a desire to bring housing, businesses, and other development projects downtown.

## **Local Development Corporation and Industrial Development Agency**

The Cohoes Local Development Corporation and Industrial Development Agency work in partnership with the city government to bring smart development to Cohoes.

## 8. Public Support

The City of Cohoes has robust civic engagement, and drew upon that engagement to collect input for the 2022 Downtown Revitalization Initiative and NY Forward application. Through a combination in person and online opportunities to learn more about the program and provide feedback about their perception of and visions for the Historic Downtown District, more than a hundred respondents helped to shape this application.

The feedback received told us that the public wants a safe, inviting downtown, with a wide variety of vibrant businesses and entertainment options. The words most commonly used in the open ended question about the respondent's vision for downtown Cohoes make up the word cloud below.



# 9. Transformative Project Opportunities

Project	Projected Cost	Funds Requested	DRI	Forward
Remsen Street Fire Site	\$12 Million	2.4 Million	X	X
Cohoes Hotel Phase 2	\$4.25 Million	\$850,000	X	X
Historic New Build	\$4.7 Million	\$900,000	X	X
Ontario Street Lofts	\$4.75 Million	\$950,000	X	X
Facade Improvement	\$400,000	\$400,000	X	X
Streetscapes & Connectivity	\$4,618,127	\$4,300,000	X	
Manufacturers Bank	\$3 Million	\$500,000	X	X
Carter Building	\$2.5 Million	\$500,000	X	X
Reclaimed Second Floor	\$1.3 Million	\$250,000	X	X
Downtown Entryway	\$700,000	\$125,000	X	
Main Street Transportation	\$100,000	\$20,000	X	
Public Art	\$200,000	\$200,000	X	X
Immersive Downtown Music	\$90,000	\$90,000	X	X
Small Business Support	\$250,000	\$250,000	X	X
Backstreet Parking	\$220,000	\$220,000	X	
City Hall Windows	\$3.5 Million	\$700,000	X	

	Total Project Cost	Funds Requested
DRI	\$42,578,127	\$12,655,000
NY Forward	\$33,440,000	\$7,290,000



# Remsen Street Fire Site

**DRI  
Project**



**Forward  
Project**



\*Image for scale purposes only. Site plans will be determined following RFP.

Project Highlights: **Mixed Use New Build**

Location: **222-230 Remsen Street**

Projected Cost: (estimate) **\$12 Million**

Funds Requested: (estimate) **\$2.4 Million**

Sponsor: Cohoes IDA & LDC

Readiness: Of the six parcels that make up the site, 4 are owned by the IDA & LDC and two are still with Albany County under tax foreclosure. We anticipate full site control by the end of 2022 at which time we will issue a request for proposals.

The location of a devastating 2017 fire, the half acre parcel in the heart of the central business district represents an opportunity to reinvigorate the downtown.

# Cohoes Hotel Phase 2

**DRI  
Project**



**Forward  
Project**



Project Highlights: **25 Market Rate Apartments**

Location: **134 Remsen Street**

Projected Cost: **\$4.25 Million**

Funds Requested: **\$850,000**

Sponsor: Cohoes Hotel, LLC

Readiness: Currently Shovel Ready

Building off of the back of the former Cohoes Hotel Building, Cohoes Hotel Phase 2 extends down Main Street, ending at the intersection of Main and White Streets. It is representative of the next steps in the revival of Cohoes; extending the recent improvements on Remsen Street to help anchor still challenged areas including Main Street and White Street.

# Historic New Build

DRI  
Project



Forward  
Project



Project Highlights: **Mixed Use New Build**

Location: **60 Remsen Street**

Projected Cost: **\$4.7 Million**

Funds Requested: **\$900,000**

Sponsor: PHG 60 Remsen, LLC

Readiness: Shovel Ready  
Pending Government Approvals

This new build, designed to match the historic nature of the surrounding architecture, replaces a metal prefabricated building next to the Cohoes Music Hall. It is projected to be four stories, eighteen market rate apartments and two commercial spaces.

# Ontario Street Lofts

DRI  
Project



Forward  
Project



Project Highlights: **Mixed Use Historic Restoration**

Location: **302 Ontario & 25 Newcomb**

Projected Cost: **\$4.75 Million**

Funds Requested: **\$950,000**

Sponsor: Stacey Nolan

Readiness: Shovel Ready  
Pending Government Approvals

The adaptive reuse of the 1864 mill building and the adjacent 25 Newcomb Street will add 20 market rate apartments and preserve two commercial spaces in Downtown Cohoes. The added density combined with the investment in beloved downtown gathering spaces will significantly add to the vibrancy of the historic downtown.



# Facade Improvement Program

**DRI  
Project**



**Forward  
Project**



Project Highlights: **Broad Community Impact**

Location: **DRI and Forward Downtown Area**

Projected Cost: **\$400,000**

Funds Requested: **\$400,000**

Sponsor: Cohoes LDC

Readiness: Shovel Ready

The improvement of a weathered facade can have the effect of uplifting an entire neighborhood. As major projects bring more vibrancy to the Historic Cohoes Downtown District, restoration of the facades of historic buildings that aren't part of those major projects will have a substantial effect on the aesthetic of the neighborhood. A widespread Facade Improvement Program would be an ideal partner to the major projects proposed and underway.

The Cohoes Local Development Corporation self funds a facade program aimed at uplifting neighborhoods by encouraging property owners to improve the exterior appearance of their buildings. To date the facade program has been wildly successful, having distributed in excess of \$80,000 since 2016. The program is prepared to expand exponentially with a financial infusion and uplift entire city blocks through exterior improvements.



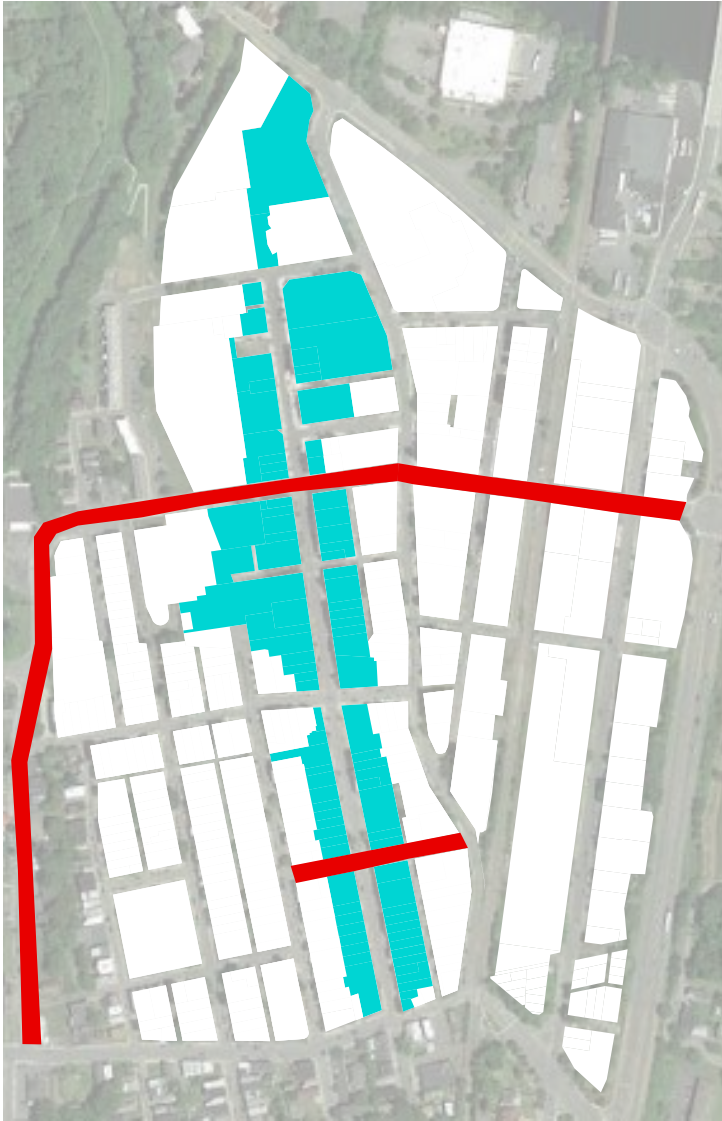


# Streetscapes & Connectivity

DRI  
Project



Forward  
Project



The streetscape and connectivity work proposed for Ontario, Bedford and Howard Streets builds upon and connects with work completed and underway in the downtown area, including the recently completed Remsen Street and soon to be completed White Street improvements. Upgrades will include new sidewalks, proper curb transitions, better marked intersections and street crossings, new green infrastructure, and a newly paved road; all designed to create safer pathways to school and a more walkable community.

## Ontario Street

Location: **60 Remsen Street**

Projected Cost: **\$2,329,749**

Funds Requested: **\$2,200,000**

Sponsor: City of Cohoes

Readiness: Shovel Ready

## Bedford Street

Location: **Bedford Street** (Columbia to Olmstead)

Projected Cost: **\$1,630,378**

Funds Requested: **\$1,500,000**

Sponsor: City of Cohoes

Readiness: Shovel Ready

## Howard Street

Location: **Howard Street**

Projected Cost: **\$658,000**

Funds Requested: **\$600,000**

Sponsor: City of Cohoes

Readiness: Shovel Ready

# The Inn at Manufacturers Bank

DRI  
Project



Forward  
Project



Project Highlights: **Historic Adaptive Reuse**

Location: **91 Remsen Street**

Projected Cost: **\$3 Million**

Funds Requested: **\$500,000**

Sponsor: John Nolan

Readiness: Anticipated to be in 2023

Built in 1906, the Manufacturers Bank has been vacant or underutilized for more than a decade and is a prime candidate for adaptive reuse. The third floor is a wide open ballroom complete with original fixtures. The second floor, currently long vacant office space, is proposed to become inn style rooms which could be rented by travelers passing through, visitors to Cohoes' many historic places, or rented together with the rest of the event space to host weddings, corporate events or conventions. The first floor is commercial space. The developer may consider an addition on the adjacent lot to house elements including an elevator and building utilities.



# Carter Building

DRI  
Project



Forward  
Project



Project Highlights: **Mixed Use Historic Restoration**

Location: **57 Remsen Street**

Projected Cost: **\$2.5 Million**

Funds Requested: **\$500,000**

Sponsor: John Nolan

Readiness: Shovel Ready  
Pending Government Approvals

The Carter Building, dating back to the early 20th Century, has long been a staple of downtown Cohoes. Plans for the restoration include asbestos abatement, installation of an elevator to meet modern accessibility standards, new electrical and plumbing, historic renovation finish work, two new storefronts, eight one bedroom apartments, and a rooftop patio to take advantage of the sweeping views of downtown Cohoes.



# Reclaimed Second Floor

DRI  
Project



Forward  
Project



Project Highlights: **Historic Adaptive Reuse**  
Location: **50 Remsen Street**  
Projected Cost: **\$1.3 Million**  
Funds Requested: **\$250,000**  
Sponsor: 50 Remsen Street, LLC  
Readiness: Currently Shovel Ready

Dr. Mitola, a longtime Cohoes Dentist purchased 50 Remsen Street in 2021 and has begun phase one of the restoration of the building, transforming the first floor into a modern dental office. Phase two, which seeks DRI or NY Forward funding plans to redevelop the second floor into five market rate apartments and restore the building facade.

# Downtown Entryway Building

DRI  
Project



Forward  
Project



Project Highlights: **Commercial Space Rehab**  
Location: **38-40 Oneida Street**  
Projected Cost: **\$700,000**  
Funds Requested: **\$125,000**  
Sponsor: MPW Rentals, LLC  
Readiness: Shovel Ready  
Pending Government Approvals

The building at the corner of Oneida and Canvass Streets greets Cohoes residents and visitors alike as they enter the city from interstate 787, also known as Cohoes Boulevard. The upper floor apartments were recently restored, leaving the first floor commercial space and building facade in need of completion.

# Main Street Transformation

DRI  
Project



Forward  
Project



Project Highlights: **Mixed Use Restoration**  
Location: **92 Main Street**  
Projected Cost: **\$100,000**  
Funds Requested: **\$20,000**  
Sponsor: Dave Chambers  
Readiness: Anticipated to be in 2023

This building, which is situated immediately adjacent to the 2017 Remsen Street Fire Site and at the entrance to Main Street, negatively impacts the community aesthetic and has two vacant storefronts. Recently sold to a new owner, the second floor apartments have been renovated. This grant will revive the storefronts and update the facade.



# Public Art

**DRI  
Project**



**Forward  
Project**



Project Highlights: **Murals and Public Art**  
Location: **Historic Downtown District**  
Projected Cost: **\$200,000**  
Funds Requested: **\$200,000**  
Sponsor: Cohoes LDC  
Readiness: Currently Ready

In 2021 the first of a series of murals commissioned by the Cohoes LDC was completed in Silliman Park, across the street from City Hall. It features an homage to the working people who built Cohoes. With an infusion of funds the CLDC is prepared to expand this program to bring murals and public art installations throughout historic downtown Cohoes.

# Immersive Downtown Music

**DRI  
Project**



**Forward  
Project**



Project Highlights: **Street Music**  
Location: **Remsen Street**  
Projected Cost: **\$90,000**  
Funds Requested: **\$90,000**  
Sponsor: Cohoes LDC  
Readiness: Currently Ready

Music piped into the business district will help to curate an immersive experience in downtown Cohoes that will offer an intangible positive association with patronizing our small businesses and increase future foot traffic. The 37 wirelessly connected speakers will flood Remsen Street with music throughout the year.

# Small Business Support

**DRI  
Project**



**Forward  
Project**



Project Highlights: **Grants and Assistance**  
Location: **Historic Downtown District**  
Projected Cost: **\$250,000**  
Funds Requested: **\$250,000**  
Sponsor: Cohoes LDC  
Readiness: Currently Ready

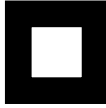
The physical improvements to the Historic Downtown District will certainly increase entrepreneurial interest in Cohoes. A Small Business Support program consisting of grants, mentorship and promotion of Downtown Cohoes as a whole will help to ensure that the benefits of the DRI improvements are felt equitably among the business community.

# Backstreet Parking with EV Charging

DRI  
Project



Forward  
Project



Project Highlights: **Mixed Use New Build**

Location: **52 Main Street**

Projected Cost: \$220,000

Funds Requested: \$220,000

Sponsor: Cohoes LDC

Readiness: Shovel Ready  
Pending Government Approvals

Located behind some of Downtown Cohoes' most frequently visited restaurants and retail businesses, this now vacant lot was purchased in 2018 and cleared for parking. By paving, striping, installing EV Charging Stations, and putting up way finding signage motorists visiting downtown will more easily find parking while making available increased EV charging stations.

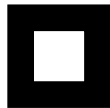


# Historic City Hall Windows

DRI  
Project



Forward  
Project



Project Highlights: **Preservation/Energy Conservation**

Location: **97 Mohawk Street**

Projected Cost: **\$3.5 Million**

Funds Requested: **\$700,000**

Sponsor: City of Cohoes

Readiness: Shovel Ready



The City of Cohoes seeks to convert its historic City Hall to a carbon neutral/net zero building, thereby preserving this regional landmark in an environmentally innovative way and generating savings to reinvest in additional clean energy initiatives in this working-class community. This essential component of the project would restore the iconic building's 320 windows thereby improving energy efficiency and preserving the building.

# 10. Administrative Capacity

The City of Cohoes will be the lead agency for this project, and the consultant will work directly with the City's Department of Community & Economic Development and Planning Department. The City of Cohoes is prepared with the experience, community support, and investor confidence to proceed with the planning and implementation of the DRI. The Department of Community & Economic Development and Planning Department will be responsible for municipal project implementation using existing staff which includes, Community & Economic Director, Administrative Assistant, City Planner, Assistant City Planner, City Engineer and City Comptroller.

The City of Cohoes Community & Economic Development Department has successfully administered over two million dollars in Grants in recent years, including but not limited to grant programs through CDBG, ESD, OPRHP and EFC.

The City of Cohoes has resources available through the Cohoes Industrial Development Agency (IDA) and the Cohoes Local Development Corporation (CLDC), with a focus on revitalization of the downtown.

The Cohoes Local Development Corporation will be a key partner in the administration of the DRI program. The CLDC is a 501 (c) (3) organization focused on job creation, retention and advancing housing opportunities. The CLDC has completed and is currently engaged in many economic development initiatives including administering a Façade/Sign Program, Economic Development Grant Program and Small Business Loan Program. The City of Cohoes and the CLDC work together to sponsor "Eat in the Street" a program whereby the City shut down the main street in the business district and allows the restaurants and businesses to bring their tables outdoors and set up on the street. This program has helped many of the small businesses make up for lack of indoor space due to Covid 19 restrictions. The CLDC also provided over \$40,000 in small business re-open grants. During the peak of the pandemic, the City of Cohoes held more than a dozen ribbon cuttings for new business in the downtown business district.

The Cohoes Industrial Development Agency (IDA) is the City's agency appointed by the Mayor and Common Council. The IDA is able to provide Payment in Lieu of Taxes (PILOT), bonding assistance and sale and use tax exemptions for new construction and business. The Cohoes IDA has been a key partner in several of the projects throughout the City.





THE NEW YORK STATE  
LEGISLATURE

September 23, 2022

Ruth H Mahoney and Havidan Rodriguez  
Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

Re: Support for the City of Cohoes DRI and NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

We are writing as the Senator and Assemblymember who represent the city of Cohoes to communicate our strong support for their application for the Downtown Revitalization Initiative and the NY Forward grant. Cohoes has the momentum and investment to make the most of the funds made available through this grant. Those funds are ready to be put to use for private and public sector projects that will accelerate the transformation of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

Recent investments have resulted in long vacant upper floors of historic downtown buildings transformed into market rate apartments, storefronts filled with more stores and restaurants than we have seen in decades, and a growing arts community. The change in the way Downtown Cohoes feels is palpable and with continued investment it can turn the next corner and further capitalize on that investment.

We are confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Neil D. Breslin".

Senator Neil D. Breslin  
44<sup>th</sup> District

A handwritten signature in black ink that reads "John T. McDonald III".

Assemblymember John T. McDonald III RPh  
108<sup>th</sup> District



DANIEL P. MCCOY  
COUNTY EXECUTIVE

COUNTY OF ALBANY  
OFFICE OF THE EXECUTIVE  
112 STATE STREET, ROOM 1200  
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DANIEL C. LYNCH, ESQ.  
DEPUTY COUNTY EXECUTIVE

September 23, 2022

Ruth H Mahoney and Havidan Rodriguez, Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

Re: Support for the City of Cohoes DRI and NY Forward Applications

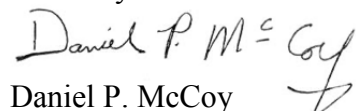
Dear Ms. Mahoney and Mr. Rodriguez:

I am writing to communicate my strong support for their applications for the Downtown Revitalization Initiative and the NY Forward grant. Cohoes has the momentum and investment to make the most of the funds made available through these grants. Those funds are ready to be put to use for private and public sector projects that will accelerate the transformation of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

Recent investments have resulted in long vacant upper floors of historic downtown buildings transformed into market rate apartments, storefronts filled with more stores and restaurants than we have seen in decades, and a growing arts community. The change in the way Downtown Cohoes feels is palpable and with continued investment it can turn the next corner and further capitalize on that investment.

I am confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely

  
Daniel P. McCoy  
Albany County Executive



Thomas L. Amell  
Chief Executive Officer/  
President

652 Albany Shaker Rd.  
Albany, NY 12211  
P. 518.730.3051

[amelth@pioneermy.com](mailto:amelth@pioneermy.com)

September 23, 2022

Ruth H. Mahoney & Havidan Rodriguez  
Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

**RE: Support for the City of Cohoes DRI & NY Forward Application**

Dear Ms. Mahoney & Mr. Rodriguez:

I am writing as the CEO of Pioneer Bank, which has a branch in Downtown Cohoes, to communicate my strong support for their application for the Downtown Revitalization Initiative and the NY Forward grant. Cohoes has the momentum and investment to make the most of the funds made available through this grant. Those funds are ready to be put to use for private and public sector projects that will accelerate the transformation of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

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I am confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely,





#### **Board of Directors**

Allen S. Goodman  
*Chairman*

Benita Zahn  
*President*

Ilene D. Stein  
*Vice President & Chair,  
Community Engagement*

Matthew B. McKeon  
*Vice President & Treasurer*

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*Mayor of Cohoes, NY*

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*Education Director Emeritus*

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Owen M. Smith  
*Producing Artistic Director*

Ashley-Simone Kirchner  
*Director of Education*

Charles J. Kraus  
*General Manager*

Maureen Neufeld  
*Director of Development*

Dennis Strange  
*Production Manager*

Tom McGrath  
*Patron Services Manager*

Ruth H Mahoney and Havidan Rodriguez, Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

Re: Support for the City of Cohoes DRI and NY Forward Application

Dear Ms. Mahoney and Dr. Rodriguez:

I hope you both enjoyed a very pleasant summer season and wish to thank you for your partnership around our seasonal productions in Washington Park and at Cohoes Music Hall.

As you know, I proudly serve as the Producing Artistic Director of Playhouse Stage Company, the managing entity for the historic Cohoes Music Hall. I am writing today to communicate my strong support for the City of Cohoes' application for funding through the Downtown Revitalization Initiative and the NY Forward grant. I believe Cohoes has the momentum and investment to make the most of the funds made available through this grant. Those funds are ready to be put to use for private and public sector projects that will accelerate the evolution of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

Recent investments have resulted in long vacant upper floors of historic downtown buildings transformed into market rate apartments, storefronts filled with more stores and restaurants than we have seen in decades, and a growing arts community. The change in the way Downtown Cohoes feels is palpable and with continued investment it can turn the next corner and further capitalize on that investment.

I am confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads 'Owen Smith'.

Owen Smith  
Producing Artistic Director  
Playhouse Stage Company

Board of Directors:  
Rod Dion  
Daniel DeChiara  
Edwin Duchaine  
Horace Hallock, Jr.  
Jeff Moore  
Ralph Pascale  
Laura Tarlo



**CITY OF COHOES  
INDUSTRIAL  
DEVELOPMENT  
AGENCY**

97 Mohawk Street  
Cohoes, New York  
12047-2897

Phone: (518) 233-2117  
Email: cohoesida@gmail.com

September 23, 2022

Ruth H Mahoney and Havidan Rodriguez  
Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

Re: Support for the City of Cohoes DRI and NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

I am writing as the Chair of the Cohoes Industrial Development Agency to communicate my strong support for their application for the Downtown Revitalization Initiative and the NY Forward grant. Cohoes has the momentum and investment to make the most of the funds made available through this grant. Those funds are ready to be put to use for private and public sector projects that will accelerate the transformation of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

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I am confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely,

Rodney Dion  
Chair, Cohoes IDA

**COHOES LOCAL  
DEVELOPMENT CORPORATION**

97 Mohawk Street  
Cohoes, New York  
12047

Deborah Jacques  
Executive Director  
(518) 495-7598  
cdhooledc@gmail.com

Barbara Hildreth  
Karen Macavage  
Stephen Napier  
Jeffrey Bratt  
Sandy Bonkowski

September 23, 2022

Ruth H Mahoney and Havidan Rodriguez  
Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

Re: Support for the City of Cohoes DRI and NY Forward Application

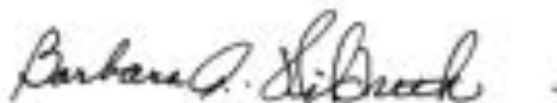
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I am writing as the Chair of the Cohoes Industrial Development Agency to communicate my strong support for their application for the Downtown Revitalization Initiative and the NY Forward grant. Cohoes has the momentum and investment to make the most of the funds made available through this grant. Those funds are ready to be put to use for private and public sector projects that will accelerate the transformation of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

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I am confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely,



Barbara Hildreth  
President, Cohoes Local Development Corporation



September 23, 2022

Ruth H Mahoney and Havidan Rodriguez  
Co-Chairs  
Capital Region REDC  
Hedley Park Place  
433 River Street Suite 1003  
Troy, NY 12180

Re: Support for the City of Cohoes DRI and NY Forward Application

Dear Ms. Mahoney and Mr. Rodriguez:

I am writing as a developer heavily invested in the City of Cohoes to communicate my strong support for their application for the Downtown Revitalization Initiative and the NY Forward grant. Cohoes has the momentum and investment to make the most of the funds made available through this grant. Those funds are ready to be put to use for private and public sector projects that will accelerate the transformation of Downtown Cohoes into a regional destination for dining, shopping and entertainment. The work the city has done to date has already put them on this path, and one of these grants will provide the opportunity to continue the revitalization.

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I am confident that these funds will result in immediate and long-term revitalization and economic benefits that will reach well beyond Cohoes. Your consideration of this application is greatly appreciated.

Sincerely,  
Daniel Oh

A handwritten signature in blue ink, appearing to read 'Daniel Oh', with a stylized, flowing script.

Managing Partner  
Capital Companies NY  
130 Remsen St, Suite 202  
Cohoes, NY 12047